

Minutes of the Centerville **City Council** meeting held Tuesday, February 15, 2022, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Gina Hirst
William Ince
George McEwan
Robyn Mecham

MEMBER ABSENT

Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Dave Walker, Public Works Department
Kevin Campbell, City Engineer
Jacob Smith, Administrative Services Director
Mackenzie Wood, Assistant Planner
Cory Snyder, Community Development Director
Paul Child, Centerville Police Chief
Officer Kasey Scott, Centerville Police Department
Lt. Allen Ackerson, Centerville Police Department

VISITORS

Brad Mortensen, Weber State University President
Steffine Amodt, Weber State Presidential Leadership Fellow
Lexi Benson, Davis County Fraternal Order of Police
Christopher Mebius
Royal Bowler
Chad Morris
Interested citizens

PRAYER OR THOUGHT

Councilmember McEwan

PLEDGE OF ALLEGIANCE

OPEN SESSION

None

DAVIS COUNTY OFFICER OF THE YEAR AWARD

Chief Paul Child read aloud his nomination of Officer Kasey Scott for the 2021 Officer of the Year award. Lexi Benson, Vice President of the Davis County Fraternal Order of Police Lodge #6, presented Officer Scott with the 2021 Davis County FOP Officer of the Year award.

WEBER STATE UNIVERSITY – 5-YEAR STRATEGIC PLAN

Weber State University President Brad Mortensen gave a brief update on WSU and spoke of Weber State's 5-year Strategic Plan. He introduced Centerville resident Steffine Amodt, Weber State Presidential Leadership Fellow, who spoke of her experience as a student at WSU.

PUBLIC HEARING – ZONE MAP AMENDMENT – 1756 NORTH MAIN STREET

Assistant Planner Mackenzie Wood explained the applicant recently purchased property from a neighbor to the south and sold a portion of their property to the same neighbor to align the properties with an existing wall. A boundary line adjustment would typically not be heard by the Planning Commission or City Council; however, the piece of land purchased was zoned Residential-Low, and the applicant's property was Agricultural-Low. Two zones cannot be present on one piece of property, so the zone map amendment process was instigated. The request was reviewed and recommended for approval by the Planning Commission on February 9, 2022.

Mayor Wilkinson opened a public hearing at 7:35 p.m.

Christopher Mebius, Centerville resident, said he lived at 1738 North Main Street. He expressed support for the proposed Zone Map Amendment.

Mayor Wilkinson closed the public hearing at 7:36 p.m.

Councilmember McEwan **moved** to adopt Ordinance No. 2022-03 amending the Zoning Map. Councilmember Hirst seconded the motion, which passed by unanimous vote (4-0).

PUBLIC HEARING – ZONE MAP AMENDMENT – 295 E 300 N/286 E 400 N

Ms. Wood explained the applicant was in the process of purchasing property located to the southwest of the subdivision-in-process, Canyon Point. The piece of land purchased was zoned Residential-Low (R-L), and the applicant's neighboring properties were zoned Residential-Medium (R-M). Two zones cannot be present on one piece of property, and the zone map amendment process was instigated to bring the in-process Site Plan and Subdivision processes into conformance with City ordinance. The Planning Commission reviewed the application on February 9, 2022 and recommended approval.

Chad Morris, applicant, pointed out that the R-L piece of property was surrounded on three sides by R-M Zone. He said he spoke with neighbors of the property, who expressed support for inclusion of the property in the Canyon Point development.

Mayor Wilkinson opened a public hearing at 7:40 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Mecham said she was concerned about changing R-L property to R-M, but commented that one reason in favor of approval was keeping the properties symmetrical. Councilmember Mecham said she would probably not be in favor of any similar zone map amendment requests in that area.

Councilmember Hirst **moved** to approve Ordinance No. 2022-04 amending the Zoning Map. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

PUBLIC HEARING – ZONING CODE AND MUNICIPAL CODE AMENDMENTS – FOOD TRUCKS

City Attorney Lisa Romney explained the proposed amendments were drafted in response to State requirements set forth in the Food Truck Licensing and Regulation Act. The proposed ordinance was reviewed and recommended for approval by the Planning Commission on January 26, 2022. Ms. Romney answered questions from the Mayor and Council regarding public and private events. More than one food truck at a location at one time would require a conditional use permit. She explained that food trucks would not be allowed in the public right-of-way. The Council discussed the possibility of reevaluating the ordinance in the future if needed.

Mayor Wilkinson opened a public hearing at 7:53 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember McEwan **moved** to adopt Ordinance No. 2022-05 amending the Zoning Code and Municipal Code regarding food trucks. Councilmember Hirst seconded the motion, which passed by unanimous vote (4-0).

APPOINTMENTS

Mayor Wilkinson recommended the following appointments of new members to boards, committees, and commissions.

Dan Ditto – Planning Commission
Martin Dorrance – Tree Board
Adam Alba – Parks and Recreation Committee
Matt Layton – Parks and Recreation Committee
Grover Marsh – Landmarks Commission
Kate Werrett – Landmarks Commission
Patty Marsh – Landmarks Commission
Mark Palmer – Landmarks Commission
Annette Palmer – Landmarks Commission

Councilmember Ince made a **motion** to provide advice and consent for the appointments recommended by the Mayor. Councilmember McEwan seconded the motion, which passed by unanimous vote (4-0).

REVIEW BUDGET CALENDAR AND SET DATE FOR FIRST PUBLIC HEARING

Finance Director Nate Plaizier explained that State Code required the City, on or before March 1, to notify the County Commission and County Auditor of the date, place, and time of the first public hearing at which the City's annual budget would be discussed. He presented a proposed timeline, and said staff recommended scheduling a public hearing on May 3, 2022.

Councilmember Hirst **moved** to approve the proposed FY2023 budget calendar as presented and set a public hearing for May 3, 2022. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0). Mr. Hanson said he recommended scheduling a budget retreat for discussion of future capital needs. Councilmember McEwan spoke of the desire to be sensitive to the fact that residents were experiencing tax increases across the board in addition to inflation, in many cases without an increase in pay.

FINANCIAL REPORT

A monthly financial report was included with the meeting agenda available on the City website.

1 **MINUTES REVIEW AND ACCEPTANCE**

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3 Minutes of the February 1, 2022 Work Session, Special meeting, and regular City Council
4 meeting were reviewed, and an amendment requested for the City Council meeting minutes.
5 Councilmember Hirst **moved** to accept the February 1, 2022 Work Session and Special meeting
6 minutes, and the City Council meeting minutes as amended. Councilmember Ince seconded the
7 motion, which passed by unanimous vote (4-0).

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9 **CITY COUNCIL REPORT**

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11 Councilmember Mecham reported the Transportation Board had not met for quite some
12 time. She provided an update regarding UTOPIA, and answered questions from the Council.
13 Councilmember McEwan expressed the opinion that neither UTOPIA nor UIA should run at a
14 profit, and emphasized that revenue should be returned to member cities.

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16 **MAYOR'S REPORT**

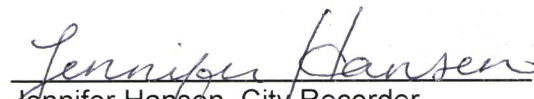
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18 • Mayor Wilkinson reported on recent Wasatch Integrated Waste Management District,
19 South Davis Metro Fire District, and LPC meetings.

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21 **CITY MANAGER'S REPORT**

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23 • Mr. Hanson reported on a recent UIA meeting, and answered questions from the
24 Council.
25 • Mr. Hanson spoke of a recent conversation with a Rocky Mountain Power
26 representative.
27 • The City Manager provided an update regarding the process to contract with a land
28 acquisition agent to help with the possible purchase of land for a new cemetery.

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30 **ADJOURN**

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32 At 8:41 p.m., Councilmember McEwan **moved** to adjourn the meeting. Councilmember
33 Hirst seconded the motion, which passed by unanimous vote (4-0).

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37 _____
38 Jennifer Hansen, City Recorder

39 3-3-2022
40 _____
41 Date Approved

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43 _____
44 Katie Rust, Recording Secretary

